

**Clark County Planning Commission**  
**CLARK COUNTY, NEVADA**

VIVIAN KILARSKI  
Chair  
EDWARD FRASIER III  
Vice-Chair  
DONNIE GIBSON  
LESLIE MUJICA  
MICHAEL ROITMAN  
NELSON STONE  
STEVE KIRK

SAMI REAL  
Executive Secretary

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***OPENING CEREMONIES***

**CALL TO ORDER**

The regular meeting of the Clark County Planning Commission was called to order by Chair Vivian Kilarski on Tuesday, December 16, 2025, at 7:00 p.m. in the Commission Chambers, Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada. On roll call, the following members were present, constituting a quorum of the members thereof:

**CHAIR AND COMMISSIONERS:**

Vivian Kilarski  
Edward Frasier III  
Leslie Mujica  
Michael Roitman  
Nelson Stone  
Steve Kirk

**Excused:**

Donnie Gibson

**Also present:**

Robert Warhola, Chief Deputy District Attorney, Civil Division  
Devon Brown, District Attorney, Civil Division  
Sami Real, Director, Comprehensive Planning  
Jason Allswang, Planning Manager, Comprehensive Planning  
Negar Masoomi, Assistant Planning Manager, Comprehensive Planning  
Mark Donohue, Principal Planner, Comprehensive Planning  
Judith Rodriguez, Senior Planning Manager, Comprehensive Planning  
Esther Martinez, Administrative Secretary, Comprehensive Planning  
JaWaan Dodson, Assistant Manager, Public Works - Development Review  
Sarah Mabry-Padovese, Plan Checker Specialist, Public Works - Development Review  
Cassandra Vazquez, Plan Checker II, Public Works - Development Review

**PLEDGE OF ALLEGIANCE**

1. Public Comments.

At this time, Chair Vivian Kilarski asked if there were any persons in the audience wishing to be heard on any items on the agenda as posted.

**SPEAKER(S):** 1 speaker

Chair Vivian Kilarski thanked all staff for a job well done and wished everyone a joyous holiday season.

2. Approval of the Agenda After Considering Requests to Add, Hold, or Delete Items. (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III that the Agenda for December 16, 2025 be approved with the following changes:

Item #8 - UC-25-0668 - Held until 01/20/26 per the applicant; fees apply.

Item #14 - UC-25-0761 - Held until 01/20/26 per the applicant.

Item #24 - PA-25-700049 - Held until 01/06/26 per the applicant.

Item #25 - ZC-25-0767 - Held until 01/06/26 per the applicant.

Item #26 - VS-25-0768 - Held until 01/06/26 per the applicant.

Item #27 - WS-25-0769 - Held until 01/06/26 per the applicant.

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

3. Approval of minutes. (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III that the Planning Commission Regular Meeting Minutes and Briefing Meeting Minutes for November 4, 2025 and November 18, 2025 be approved as submitted by the following vote:

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**ROUTINE ACTION ITEMS**

Mark Donohue, Principal Planner, presented the Routine Action Items and stated Items #4 through #12 will be taken in one vote except for Item #8 was held.

**ACTION:** It was moved by Vice-Chair Edward Frasier III that the Routine Action Items be Approved, incorporating the staff recommendations and the added conditions for each application type (specific vote and conditions are outlined under each agenda item).

4. AR-25-400120 (WS-19-0618)-CONCORD PRIME, LLC & VEGASSTARR, LLC:  
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for increased wall sign area.  
DESIGN REVIEW for wall signage in conjunction with an office building on 3.3 acres in a CR (Commercial Resort) Zone. Generally located south of Convention Center Drive and east of Channel 8 Drive within Winchester. TS/dd/cv (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III that the application be Approved, subject to the conditions as listed below, by the following vote:

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Remove the time limit.**

5. ET-25-400115 (DR-23-0831)-SUNSET & DURANGO PARTNERS, LLC:

DESIGN REVIEW FIRST EXTENSION OF TIME for signage in conjunction with an approved shopping center on 6.5 acres in a CG (Commercial General) Zone. Generally located north of Sunset Road and west of Durango Drive within Spring Valley. JJ/my/cv (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III that the application be Approved, subject to the conditions as listed below, by the following vote:

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Until February 6, 2028 to commence or the application will expire unless extended with an extension of time.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **Compliance with previous conditions.**

6. ET-25-400119 (UC-23-0514)-CAMMARERI, ADRIENNE:

USE PERMIT SECOND EXTENSION OF TIME to allow a service bay door to face a street.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate screening for mechanical equipment; 2) eliminate gate setback; and 3) reduce the trash enclosure setback.

DESIGN REVIEW for the expansion of an existing vehicle repair facility on 0.46 acres in an IL (Industrial Light) Zone. Generally located west of Wynn Road and south of Cannoli Circle within Paradise. MN/nai/cv (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III that the application be Approved, subject to the conditions as listed below, by the following vote:

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None  
**EXCUSED:** Donnie Gibson  
**ABSENT:** None  
**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Until October 3, 2026 to commence or the application will expire unless extended with an extension of time;
- Until October 3, 2026 to review or the application will expire.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

7. ET-25-400121 (UC-24-0088)-MALDONADO LEON FAMILY TRUST ETAL & VACA JORGE MALDONADO TRS:

USE PERMIT FIRST EXTENSION OF TIME for large livestock (horses).

WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping on 0.7 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Gateway Road and south of Judson Avenue within Sunrise Manor. WM/nai/cv (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III that the application be Approved, subject to the conditions as listed below, by the following vote:

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Until May 7, 2026 to complete the building permit and inspection process with any extension of time to be a public hearing.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

8. **UC-25-0668-FASHION SHOW MALL, LLC:**

HOLDOVER USE PERMIT to allow a vehicle rental facility in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 42.8 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Spring Mountain Road within Paradise.

TS/hw/cv (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III that the application be Held until January 20, 2026, by the following vote:

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**NOTE: This item was held during the Approval of the Agenda.**

9. **VS-25-0718-BAGLEY CALVIN DEAN & KARISSA:**

VACATE AND ABANDON easements of interest to Clark County located between Lone Mountain Road and Kraft Avenue, and Tee Pee Lane and Park Street within Lone Mountain (description on file).

AB/my/cv (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III that the application be Approved, subject to the conditions as listed below, by the following vote:

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

10. VS-25-0766-FNC, LLC:

VACATE AND ABANDON easements of interest to Clark County located between La Cienega Street and Placid Street, and Chartan Avenue and Starr Avenue; a portion of right-of-way being La Cienega Street located between Chartan Avenue and Starr Avenue; and a portion of right-of-way being Chartan Avenue located between La Cienega Street and Placid Street within Enterprise (description on file).

MN/ji/cv (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III that the application be Approved, subject to the conditions as listed below, by the following vote:

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Right-of-way dedication to include spandrel at the intersection of La Cienega Street and Chartan Avenue in the northwest corner of the site;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

11. PA-25-700047-COUNTY OF CLARK:  
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Mid-Intensity Suburban Neighborhood (MN) on a 0.12 acre portion of a 0.70 acre site. Generally located south of Warm Springs Road and east of Topaz Street within Paradise. JG/gc (For possible action)  
**ACTION:** It was moved by Vice-Chair Edward Frasier III that the application be Adopted, by the following vote:  
**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk  
**VOTING NAY:** None  
**EXCUSED:** Donnie Gibson  
**ABSENT:** None  
**ABSTAIN:** None  
**ADOPTED - FORWARDED TO THE 01/21/26 BCC MEETING.**  
**Clark County Water Reclamation District (CCWRD)**  
• No comment.
12. ZC-25-0745-COUNTY OF CLARK:  
ZONE CHANGE to reclassify a 0.12 acre portion of a 0.70 acre site from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Warm Springs Road and east of Topaz Street within Paradise (description on file). JG/gc (For possible action)  
**ACTION:** It was moved by Vice-Chair Edward Frasier III that the application be Approved, subject to the conditions as listed below, by the following vote:  
**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk  
**VOTING NAY:** None  
**EXCUSED:** Donnie Gibson  
**ABSENT:** None  
**ABSTAIN:** None  
**APPROVED - FORWARDED TO THE 01/21/26 BCC MEETING.**  
**CONDITIONS OF APPROVAL -**  
**Department of Aviation**  
• Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.  
**Clark County Water Reclamation District (CCWRD)**  
• Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0090-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

## NON-ROUTINE ACTION ITEMS

13. UC-25-0703-ITZHAKI ENTERPRISES, LLC:

USE PERMITS for the following: 1) banquet facility; and 2) live entertainment in conjunction with an existing shopping center on 1.86 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Rainbow Boulevard and north of Oquendo Road within Spring Valley. MN/tpd/cv (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

**ACTION:** It was moved by Commissioner Michael Roitman that the application be Approved, subject to the conditions as listed below, by the following vote:

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **1 year to review or the application will expire;**
- **Hours of operation Monday through Wednesday until 12:00 a.m.;**
- **Hours of operation Thursday through Sunday until 2:00 a.m.**
- **Applicant is advised within 1 year from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time an application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Clark County Water Reclamation District (CCWRD)**

- **Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.**

14. UC-25-0761-MAVERIK, INC.:

USE PERMIT for a vehicle wash facility.

WAIVER OF DEVELOPMENT STANDARDS for modified residential adjacency standards.

DESIGN REVIEW for a vehicle wash facility on 3.7 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Jones Boulevard within Spring Valley. MN/sd/cv (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III that the application be Held until January 20, 2026, by the following vote:

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None



**EXCUSED:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**NOTE: This item was held during the Approval of the Agenda.**

15. UC-25-0770-PAPPA FAMILY TRUST & PAPPA DARRIN & NANCY M TRS:  
USE PERMITS for the following: 1) campground; and 2) caretaker unit.  
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks.  
DESIGN REVIEW for a campground facility on 2.09 acres in an RS80 (Residential Single-Family 80)  
Zone within the Red Rock Overlay. Generally located north of State Route 160 and west of Forester  
Street within Red Rock. JJ/rg/cv (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

**ACTION:** It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- All lighting will be low level and soft yellow to minimize brightness;
- Only smokeless fire pits will be allowed;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance.

**Fire Prevention Bureau**

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0248-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

16. WS-25-0709-CISNEROS RUBEN H:  
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce setbacks; 2) reduce building separation; and 3) increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Miner Way and south of Olive Street within Sunrise Manor. TS/rp/cv (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

**ACTION:** It was moved by Chair Vivian Kilarski that the application be Approved, subject to the conditions as listed below, by the following vote:

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

17. WS-25-0734-YANG, TAYING & VIKTORIYA:  
WAIVER OF DEVELOPMENT STANDARDS to allow a 6 foot high non-decorative fence within the front setback in conjunction with an existing single-family residence on 0.98 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east of McLeod Drive within Paradise. TS/my/kh (For possible action)

**DISCUSSION SUMMARY:** Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda.

**ACTION:** It was moved by Vice-Chair Edward Frasier III that the application be Held until January 6, 2026, by the following vote:

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**NOTE: This item was held due to the applicant not being present.**

18. WS-25-0782-NEVADA INTERNATIONAL INVEST, LTD:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate the drainage study; and 2) waive full off-site improvements in conjunction with a proposed minor subdivision on 5.16 acres in a CG (Commercial General) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/dd/cv (For possible action)

**DISCUSSION SUMMARY:** Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 4 speakers in opposition.

**ACTION:** It was moved by Commissioner Michael Roitman that the application be Approved, subject to the conditions as listed below, by the following vote:

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 01/21/26 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance with the single-family residential;
- Traffic study and compliance with the single-family residential;
- Full off-site improvements with the single-family residential;
- Right-of-way dedication to include 25 feet to the back of curb for Ensworth Street, 25 feet to the back of curb for Richmar Avenue, a portion of a cul-de-sac and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**Fire Prevention Bureau**

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and that dead-end streets/cul-de-sacs in excess of 600 feet must have an approved Fire Department turn-around provided.

**NOTE: Items #18 through #23 were heard together. However, the vote for Items #18 and #20 through #23 were heard in one motion and vote.**

19. PA-25-700048-NEVADA INTERNATIONAL INVEST, LTD:  
PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) on 5.16 acres. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/rk (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 4 speakers in opposition.

**ACTION:** It was moved by Commissioner Michael Roitman that the application be Adopted, by the following vote:

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**ADOPTED - FORWARDED TO THE 01/21/26 BCC MEETING.**  
**Clark County Water Reclamation District (CCWRD)**

- No comment.

**NOTE: Items #18 through #23 were heard together. However, the vote for Items #18 and #20 through #23 were heard in one motion and vote.**

20. ZC-25-0763-NEVADA INTERNATIONAL INVEST, LTD:  
ZONE CHANGE to reclassify a 5.03 acre portion of 5.16 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise (description on file). MN/rk (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 4 speakers in opposition.

**ACTION:** It was moved by Commissioner Michael Roitman that the application be Approved, subject to the conditions as listed below, by the following vote:

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 01/21/26 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking 0255-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**NOTE: Items #18 through #23 were heard together. However, the vote for Items #18 and #20 through #23 were heard in one motion and vote.**

21. VS-25-0765-NEVADA INTERNATIONAL INVEST, LTD:  
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Silverado Ranch Boulevard, and Ensworth Street and the I-15 Freeway within Enterprise (description on file). MN/dd/cv (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 4 speakers in opposition.

**ACTION:** It was moved by Commissioner Michael Roitman that the application be Approved, subject to the conditions as listed below, by the following vote:

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 01/21/26 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Right-of-way dedication to include 25 feet to the back of curb for Ensworth Street, 25 feet to the back of curb for Richmar Avenue, a portion of a cul-de-sac and associated spandrel;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**NOTE: Items #18 through #23 were heard together. However, the vote for Items #18 and #20 through #23 were heard in one motion and vote.**

22. WS-25-0764-NEVADA INTERNATIONAL INVEST, LTD:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setback to a nondepressed freeway; 2) eliminate street landscaping; and 3) eliminate and reduce landscape buffering and screening.

DESIGN REVIEW for a proposed single-family residential development on a 5.03 acre portion of 5.16 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/dd/cv (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 4 speakers in opposition.

**ACTION:** It was moved by Commissioner Michael Roitman that the application be Approved, subject to the conditions as listed below, by the following vote:

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 01/21/26 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Provide a disclosure form to future homebuyers disclosing the location of the existing billboard;
- Provide a disclosure form to the future homebuyers disclosing the location of the future train;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Ensworth Street, 25 feet to the back of curb for Richmar Avenue, a portion of a cul-de-sac and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking 0255-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**NOTE: Items #18 through #23 were heard together. However, the vote for Items #18 and #20 through #23 were heard in one motion and vote.**



23. TM-25-500186-NEVADA INTERNATIONAL INVEST, LTD:  
TENTATIVE MAP consisting of 48 single-family residential lots and common lots on a 5.03 portion of 5.16 acres in an RS2 (Residential Single-Family 2) Zone. Generally located south of Richmar Avenue and west of Ensworth Street within Enterprise. MN/dd/cv (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 4 speakers in opposition.

**ACTION:** It was moved by Commissioner Michael Roitman that the application be Approved, subject to the conditions as listed below, by the following vote:

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 01/21/26 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Ensworth Street, 25 feet to the back of curb for Richmar Avenue, a portion of a cul-de-sac and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking 0255-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD strict estimates may require another POC analysis.

**NOTE: Items #18 through #23 were heard together. However, the vote for Items #18 and #20 through #23 were heard in one motion and vote.**

24. PA-25-700049-TOBLER RUSSELL K & BELLA NOIR, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 4.61 acres. Generally located west of Edmond Street and south of Russell Road within Spring Valley. MN/rk (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III that the application be Held until January 6, 2026, by the following vote:

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**NOTE: This item was held during the Approval of the Agenda.**

25. ZC-25-0767-TOBLER RUSSELL K & BELLA NOIR, LLC:  
ZONE CHANGE to reclassify 4.61 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located west of Edmond Street and the south of Russell Road within Spring Valley (description on file). MN/rk (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III that the application be Held until January 6, 2026, by the following vote:

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**NOTE: This item was held during the Approval of the Agenda.**

26. VS-25-0768-TOBLER RUSSELL K & BELLA NOIR, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Edmond Street, and Russell Road and Quail Avenue; and a portion of right-of-way being Russell Road located between Lindell Road and Edmond Street within Spring Valley (description on file). MN/rg/cv (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III that the application be Held until January 6, 2026, by the following vote:

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**NOTE: This item was held during the Approval of the Agenda.**

27. WS-25-0769-TOBLER, RUSSELL K & BELLA NOIR, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) alternative driveway geometrics.  
DESIGN REVIEW for a warehouse and distribution center on 4.61 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Edmond Street within Spring Valley. MN/rg/cv (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III that the application be Held until January 6, 2026, by the following vote:

**VOTING AYE:** Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**NOTE: This item was held during the Approval of the Agenda.**

## PUBLIC COMMENTS

At this time, Chair Vivian Kilarski asked if there were any persons present in the audience wishing to be heard.

SPEAKER(S): 3 speakers

Speaker #1 had a question on Item #14. Chair Vivian Kilarski explained the item was held to the January 20, 2026 Planning Commission meeting.

Speaker #2 wanted to wish staff and the Planning Commissioners happy holidays and appreciates everyone's efforts.

Speaker #3 stated he was appreciative of the Planning Commissioners' public service.

There being no other persons present in the audience wishing to be heard, Chair Vivian Kilarski closed the public comments.

There being no further business, the meeting was ADJOURNED at 8:16 p.m.

ATTEST:

/s/ Sami Real  
SAMI REAL  
Executive Secretary to the  
Planning Commission